



MINUTES

City Council Housing Subcommittee

Tuesday, August 13, 2019

Milpitas City Hall, Committee Meeting Room
455 E. Calaveras Blvd.
3:00 PM

- I. Roll Call: Present: Chair** Councilmember Carmen Montano, Councilmember Bob Nuñez, Steve McHarris, Christopher Diaz, Renee Lorentzen, Hanson Hom, Sharon Goei, Robert Musallam, Sara Court
- II. Pledge of Allegiance:** Councilmember Carmen Montano led the Pledge of Allegiance.
- III. Approval of Agenda:** Councilmember Bob Nuñez motioned to approve the agenda, Councilmember Carmen Montano seconded. Motion approved.
- IV. Approval of Minutes:** Councilmember Bob Nuñez motioned to approve the minutes for August 6, 2019, Councilmember Carmen Montano seconded. Motion approved.
- V. Public Forum:**
Audience member expressed concerns regarding the Rent Review Program.
Audience member presented information about Carry the Vine Foundation.
- VI. Business Items**
Staff provided a focused update on the Housing Subcommittee Work Plan:
Item 1: Subcommittee provided direction on the Pilot Rent Relief Program.
 - a. Staff will propose to the City Council a one-year service agreement with Silicon Valley Independent Living Center (SVILC) to administer the Pilot Rent Relief Program, without going through the request for proposal (RFP) process. Staff is to open an RFP to all interested parties at the six-month point of the one-year service contract with SVILC.
 - b. Staff will present the Pilot Rent Relief Program to the City Council on September 17, 2019 as a resolution and recommendation from the Housing Subcommittee.
 - c. Staff to look into residency requirements in similar rent relief programs to determine if there is a standard.Item 2: Subcommittee provided direction on the draft Rent Review Ordinance.
 - a. The Rent Review Ordinance rent increase threshold is set at 7 percent.
 - b. Landlords are required to provide written notice of availability of rent review upon signing a lease, as well as when a notice to increase a tenant's rent is sent.
 - c. Units subsidized by the Santa Clara County Housing Authority are eligible to participate in rent review.
 - d. The Rent Review Ordinance will include language as a placeholder to have the option to add program fees.
 - e. The ordinance will include language requiring any potential applicant for the rent review board to meet minimum qualification standards.

Item 3: Other Housing Alternative/Food Pantry

- a. Staff to meet with the Karen Kolander of the Milpitas Food Pantry and begin to explore location options and solutions for the expiration of their lease agreement.
- b. Staff to look into available statistics on the number of individuals in Milpitas residing in their vehicles or other places not designed for or ordinarily used as regular sleeping accommodations. Staff to look into existing programs such as the San Jose Safe Parking Program.
- c. Staff to provide updates on the Housing Authority bylaws.

VII. Adjournment: To September 10th meeting at 3:00 PM